



Connells

Wentworth Drive
Leighton Buzzard



Property Description

Nestled in a quiet cul-de-sac within one of the area's most sought-after neighbourhoods, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living, convenience and family-friendly surroundings. Highly regarded for its excellent school catchments, the location makes this an ideal choice for growing families.

The heart of the home is the impressive open-plan kitchen/diner, designed for both everyday living and entertaining. With generous space for dining and relaxation, it opens seamlessly onto the rear garden, creating a bright and inviting social hub.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, making practical use of space throughout.

Outside, the home features a private driveway for two cars along with a single garage, providing valuable storage and secure parking. The rear garden offers a safe, enclosed space perfect for children, pets or outdoor dining.

Homes in this location rarely come to market. Stylish, spacious and superbly positioned — this is an opportunity not to be missed.

Entrance Hall

Under stairs storage. Radiator. Laminate flooring.

Lounge

Double glazed window. Radiator. Feature gas fireplace with wooden mantle. Carpeted flooring.

Kitchen/ Diner

Double glazed patio doors. Double glazed windows. Fitted kitchen with wall and base units. 1.5 bowl stainless steel sink and drainer. Space for fridge freezer. Integrated double oven. Integrated electric hob with cooker hood over. Plumbing for washing machine. Plumbing for dishwasher. Radiator. Space for table and chairs. Laminate flooring.

Landing

Loft access. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Laminate flooring.

Bedroom Two

Double glazed window. Radiator. Laminate flooring.

Bedroom Three

Double glazed window. Radiator. Storage space. Laminate flooring.

Bathroom

Double glazed window. Bath. Shower cubicle. Radiator. Wash hand basin.

Separate Wc

WC. Partly tiled walls. Laminate flooring.

Outside

Front Garden

Block paved driveway for parking. Access to garage. Shingle area. Wooden fencing to borders.

Rear Garden

Block paving area. Paved garden. Wooden panelled fencing and brick wall to borders. Mature trees and bushes. Shed. Steps to raised level. Courtesy door to garage.

Garage

Up & over door.

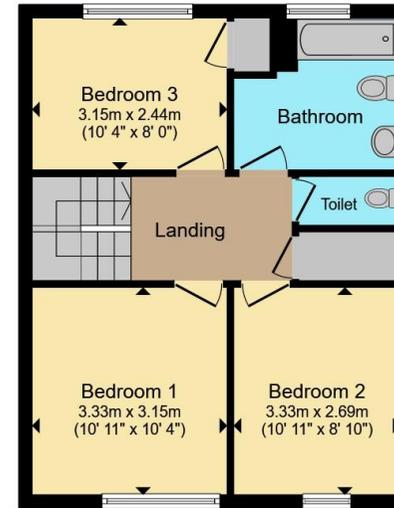








Ground Floor



First Floor

Total floor area 116.2 m² (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online [connells.co.uk/Property/LBC311515](https://www.connells.co.uk/Property/LBC311515)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311515 - 0002